| 045.0 | 0006 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,056,100 / 1,056,100 |
| | | | | | USE VALUE: | 1,056,100 / 1,056,100 |
| | | | | | ASSESSED: | 1,056,100 / 1,056,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | -17 | BELTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FLORENCOURT FRANCES B |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 15 BELTON STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 5,665 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3148 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5665.000 | 584,100 | | 472,000 | 1,056,100 |
| Total Card | 0.130 | 584,100 | | 472,000 | 1,056,100 |
| Total Parcel | 0.130 | 584,100 | | 472,000 | 1,056,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.46 | /Parcel: 335.4

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 32002

**GIS Ref**

**GIS Ref**

**Insp Date** 11/12/18

!3844!

## PREVIOUS ASSESSMENT

Parcel ID 045.0-0006-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 584,200 | 0 | 5,665. | 472,000 | 1,056,200 | 1,056,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 446,100 | 0 | 5,665. | 501,500 | 947,600 | 947,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 446,100 | 0 | 5,665. | 365,800 | 811,900 | 811,900 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 419,200 | 0 | 5,665. | 318,600 | 737,800 | 737,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 419,200 | 0 | 5,665. | 271,400 | 690,600 | 690,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 374,900 | 0 | 5,665. | 265,500 | 640,400 | 640,400 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 374,900 | 0 | 5,665. | 218,300 | 593,200 | 593,200 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 389,600 | 0 | 5,665. | 207,700 | 597,300 | 597,300 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 18:59:17 |

**LAST REV**

| Date | Time |
|---|---|
| 04/09/19 | 15:02:18 |
| apro | |
| 3844 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 21504-196 | | 10/1/1991 | | 2 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 32002 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/5/2001 | 355 | Porch | 5,000 | C | | | | REPAIR PORCH SUPPO |
| 4/24/2001 | 219 | Re-Roof | 4,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/12/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/16/2009 | Meas/Inspect | 372 | PATRIOT |
| 10/27/2000 | Hearing N/C | 163 | PATRIOT |
| 3/21/2000 | Inspected | 270 | PATRIOT |
| 3/7/2000 | Measured | 263 | PATRIOT |
| 11/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5665 | | Sq. Ft. | Site | | 0 | 80. | 1.04 | 1 | | | | | | | | | 471,962 | | | | | | 472,000 | |

Total AC/HA: 0.13005 | Total SF/SM: 5665 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 471,962 | Spl Credit | Total: 472,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.00909710 |
| Const Adj.: | 0.98980200 |
| Adj $ / SQ: | 169.797 |
| Other Features: | 157104 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 846554 |
| Depreciation: | 262432 |
| Depreciated Total: | 584122 |

## COMMENTS

FULL BATH IN ATC , 1/2 BATH ON FFL.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 12 | | BRs: 6 | | Baths: 3 | | | | | HB 1 | | |

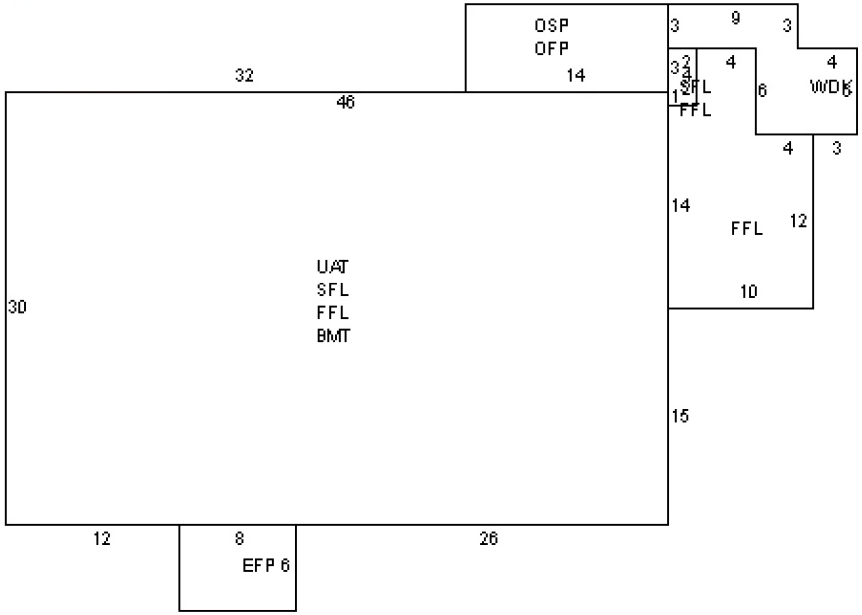
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 3 | |
| Totals | | | |
| 2 | 12 | 6 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,536 | 169.800 | 260,808 |
| SFL | Second Floor | 1,388 | 169.800 | 235,678 |
| BMT | Basement | 1,380 | 50.940 | 70,296 |
| UAT | Upper Attic | 345 | 101.030 | 34,855 |
| OFP | Open Porch | 84 | 35.770 | 3,005 |
| OSP | Screen Porch | 84 | 39.350 | 3,306 |
| WDK | Deck | 69 | 15.840 | 1,093 |
| EFP | Enclos Porch | 48 | 71.860 | 3,449 |
| | Net Sketched Area: | 4,934 | Total: | 612,490 |
| Size Ad | 2924 | Gross Are | 5969 | FinArea 3148 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 65 | A | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 186.78 |
| Special Features: | 0 | Val/Su Net: | 118.38 |
| Final Total: | 584100 | Val/Su SzAd | 199.76 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

045.0-0006-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|